

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, July 8 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-131** Application of **Esther Lippman** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 24 feet and 2) reduce the south side yard setback from the required 7 feet to 5 feet, for a one-story room addition to a single-family house. The property is located at **344 STERLING STREET, N.E.**, fronts 40 feet on the west side of Sterling Street, and begins 194 feet north of the northwest corner of Sterling Street and Iverson Street. Zoned R-5 (Two-Family Residential) District. Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Esther Lippman
Council District 6, NPU-N
- V-05-136** Application of **Benjamin Franzen** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 3 feet, for a second story addition to a single-family, detached house. The property is located at **515 CLIFTON ROAD, N.E.**, fronts 50 feet on the east side of Clifton Road, and begins 250 feet north of the northeast corner of Clifton Road and Marlbrook Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Benjamin Franzen
Council District 5, NPU-N
- V-05-137** Application of **David Butler** for variances from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 3 feet and 2) increase the maximum allowed lot coverage from the required 50% to 57% to allow for a 2nd story room addition to the back of a single-family house. The property is located at **1015 ADAIR AVENUE N.E.**, fronts 50 feet on the south side of Adair Avenue, and begins 170 feet west of the southwest corner of Adair Avenue and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Carter Simmons
Council District 6, NPU-F
- V-05-138** Application of **Frank Hammette** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 9 feet for a one story room addition to a single family house. The property is located at **430 DELMONT DRIVE N.E.**, fronts 65 feet on the north side of Delmont Road, and begins on the northeast corner of Delmont Drive and Grandview Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: Frank Hammette
Council District 7, NPU-B

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- V-05-139** Application of **Michael C. Harris** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 15 feet to 2 feet and 2) reduce the side yard setback from the required 7 feet to 5 feet to allow for construction of a new single family house. The property is located at **559 SUNSET AVENUE N.W.**, fronts 35 feet on the east side of Sunset Avenue, and begins on the southeast corner of Sunset Avenue and North Avenue. Zoned R4-A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Michael C. Harris
Council District 3, NPU-L
- V-05-140** Application of **Jennifer James** for a special exception from the zoning regulations to allow for the expansion of a legal non-conforming duplex for an addition to the kitchen and for a patio addition under the rear deck. The property is located at **783 YORKSHIRE ROAD N.E.**, fronts 55 feet on the south side of Yorkshire Road, and begins 768 feet west of the southwest corner of Sunset and North Morningside Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County, Georgia.
Owners: Jennifer & Will James
Council District 6, NPU-F
- V-05-141** Application of **Greg Bates** for special exceptions from the zoning regulations to 1) allow an 11-foot, 4-inch high wall in the front yard setback and 2) allow a 6-foot 11-inch high wall in the half-depth front yard setback where up to a 4-foot high fence is allowed. The property is located at **2055 MT. PARAN ROAD N.W.**, fronts 424 feet on the west side of Mt. Paran Road, and begins on the southwest corner of Mt. Paran Road and Northside Parkway (U.S. Highway #41). Zoned R-4-C (Single-Family Residential Conditional) District. Land Lot 215 of the 17th District, Fulton County, Georgia.
Owner: Mt. Paran Church of God
Council District 8, NPU-A
- V-05-142** Application of **Michael Kamalian c/o Laurel David/Dillard & Galloway, LLC** for a special exception from the zoning regulations to reduce the on-site parking from the required 41 spaces to 0 spaces to allow for conversion of an existing building into a restaurant. The property is located at **3059 PEACHTREE ROAD N.E.**, fronts 30 feet on the east side of Peachtree Road, and begins 230 feet south of the southeast corner of Peachtree Road and East Paces Ferry Road. Zoned C-3 (Commercial Residential) District. Land Lot 99 of the 17th District, Fulton County, Georgia.
Owner: Michael Kamalian
Council District 7, NPU-B
- V-05-143** Application of **Brad Renken** for a special exception from the zoning regulations to allow active recreation (i.e., a swimming pool) in a yard adjacent to a public street. The

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property is located at **60 ASHWORTH COURT N.W.**, fronts 65 feet on the northwest side of the Ashworth Court cul-de-sac and begins 708 feet north of the northeast corner of Ashworth Court and Rilman Road. Zoned R-3 (Single-Family Residential) District. Land Lot 181 of the 17th District, Fulton County, Georgia.

Owner: Frank Atcheson
Council District 8, NPU-A

- V-05-144** Application of **Joseph G. Maddox** for variances from zoning regulations to 1) reduce the required front yard setback from the required 35 feet to 19.4 feet, 2) reduce the north side yard setback from the required 7 feet to 6 feet (measured from the centerline of a 10-foot wide alley), and 3) reduce the south side yard setback from the required 7 feet to 2.7 feet, all to allow a two story room additions to an existing single-family house. The property is located at **60 PARK CIRCLE N.W.**, fronts 130 feet on the east side of Park Circle, and begins 44 feet north of the northwest corner of Park Circle and Martina Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 46 of the 17th District, Fulton County, Georgia.

Owner: Jamie Singleton
Council District 7, NPU-B

- V-05-145** Application of **Clifford Altekruze** and Midtown Neighbors Association of a decision of an administrator officer of the Bureau of Buildings to issue a building permit because the property owner acted in bad faith regarding an agreement to which the building permit was subject. The property is located at **331 10th STREET N.W.**, fronts 75 feet on the south side of 10th Street, and begins 304.2 feet east of the southeast corner of 10th Street and Argonne Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 54 of the 17th District, Fulton County, Georgia.

Owner: The Children's School
Council District 6, NPU-E

- V-05-146** Application of **Peter Weiman** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 8.3 feet and 2) reduce the west side yard setback from the required 20 feet to 3.5 feet to allow a second story addition to a single-family house. The property is located on **415 PINE STREET N.E.**, fronts 51 feet on the south side of Pine Street, and begins 59 feet east of the southeast corner of Pine Street and Felton Drive. Zoned RG-4 (Residential General) District. Land Lot 47 of the 14th District, Fulton County, Georgia.

Owner: Peter Weiman
Council District 2, NPU-M

- V-05-147** Application of **Ramsey Agan** for a special exception from the zoning regulations to construct a fence and gate at heights of 4.5 to 9 feet, where up to a 4 foot high fence is otherwise allowed. The property is located at **3511 ROXBORO ROAD N.E.**, fronts 80

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feet on the northeastern side of Roxboro Road, and begins 65 feet southeast of the southeastern corner of Roxboro Road and Kingsboro Road. Zoned R-3 (Single-Family Residential) District. Land Lot 9 of the 17th District, Fulton County, Georgia.

Owner: Ramsey Agan
Council District 7, NPU-B

- V-05-148** Application of **Joseph Dennis** for a variance from zoning regulations to reduce the front yard setback from the required 30 feet to 15 feet for construction of a new, single-family house. The property is located at **635 EAST AVENUE N.W.**, fronts 61 feet on the south side of East Avenue, and begins on the southeast corner of East Avenue and Fortune Street. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14th District, Fulton County, Georgia.

Owner: Carolyn Geter
Council District 2, NPU-M

- V-05-149** Application of **Christina Gullet** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 1 foot for construction of a detached garage, and 2) to increase its maximum allowed square footage from 30% to 48% of that of the house. The property is located at **43 NORTHWOOD AVENUE N.E.**, fronts 75 feet on the east side of Northwood Avenue and begins 615 feet north of the northern corner of Northwood Avenue and Huntington Road. Zoned HC-20 CD 1/R-4 (Martin Luther King Jr. Landmark/Single-Family Residential) District. Land Lot 109 of the 17th District, Fulton County, Georgia.

Owner: W. Howell Barrett II
Council District 7, NPU-E

- V-05-151** Application of **Armour Drive III, LLC** for a special exception from the zoning regulations to reduce on-site parking from the required 173 spaces to 62 spaces, for installation of an art gallery in an existing building. The property is located at **199 ARMOUR DRIVE N.E.**, fronts 346 feet on the south side of Armour Drive, and begins 1,213.79 feet northeast of the corner of Armour Drive and Clayton Road. Zoned I-1 (Light Industrial) District. Land Lot 103 of the 17th District, Fulton County, Georgia.

Owner: Armour Drive III, LLC
Council District 7, NPU-E

- V-05-152** Application of **Weaver & Woodbery** for a variance from zoning regulations to reduce the front yard setback from the required 40 feet to 20 feet for the construction of a new multi-family residential development. The property is located at **3680 PEACHTREE ROAD N.E.**, fronts 415 feet on the north side of Peachtree Road, and begins on the

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northwestern corner of Peachtree Road and Narmore Drive. Zoned RG-3 (Residential General) District. Land Lot 10 of the 17th District, Fulton County, Georgia.

Owners: Mark P. Tomlinson, Sally G. Tomlinson, & Kathryn T. Bridges
Council District 7, NPU-B

- V-05-153** Application of **Northside United Methodist Church, Inc.** for variances from the zoning regulations to 1) exceed the maximum allowed height of 35 feet by increases to 60 feet, 45 feet, and 55 feet on three church buildings, and 2) exceed the maximum allowed lot coverage of 40% by an increase to 57.9%, for additions to a church complex. The properties are located at **2800, 2814, & 2820 QUEENSBURY LANE, 530 & 540 KINGSWOOD LANE, 2799 NORTHSIDE DRIVE N.W.**, fronting 390 feet on the west side of Queensbury Lane, fronting 275 on the south side of Kingswood Lane, fronting 300 feet on the east side of Northside Drive, and on the southeast corner of Northside Drive and Kingswood. Zoned R-3 (Single-Family Residential) District. Land Lot 143 of the 17th District, Fulton County, Georgia.
Owner: Northside United Methodist Church Incorporated
Council District 8, NPU-C

- V-05-154** Application of **Kevin Cotter** for a variance from the zoning regulations to reduce the east side setback from the required 14.2 feet to 9 feet for construction of two new multi-family residential buildings. The property is located at **30 PEACHTREE AVENUE N.E.**, fronts 60 feet on the north side of Peachtree Avenue, and begins 447 feet west of the northwestern corner of Peachtree Avenue and North Fulton Drive. Zoned RG-2 (Residential General-Sector2) District. Land Lot 100 of the 17th District, Fulton County, Georgia.
Owner: CR-1 Properties
Council District 7, NPU-B

- V-05-155** Application of **Scott Newton** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 1.88 feet for a second story addition to an existing detached garage on a single-family residential lot. The property is located at **1283 LANIER BOULAVARD. N.E.**, fronts 50 feet on the east side of Lanier Blvd., and begins 370 feet north of the northeast corner of Lanier Blvd. and McLynn Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Ralph Jones
Council District 6, NPU-F

- V-05-157** Application of **Monica Woods** for variances from the zoning regulations to 1) reduce the front yard setbacks from the required 35 feet to 22 feet and 2) reduce the west side yard setback from the required 7 feet to 6 feet to allow for a partial 2nd story addition and a deck addition to a one and two story single-family house. The property is located at **2150**

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MONTEREY DRIVE N.W., fronts 100 feet on the south side of Monterey Drive, and begins 150 feet southwest of the southwest corner of Monterey Drive and Belvedere Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County Georgia.

Owner: James W. Bradley

Council District 8, NPU-C

- V-05-158** Application of **Monica Woods** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 20 feet to 7 feet and 2) reduce the south side yard setback from the required 20 feet to 7 feet. The property is located at **1061 HANK AARON DRIVE (A.K.A. CAPITOL AVENUE) S.W.**, fronts 45 feet on the west side of Hank Aaron Drive, and begins 471 feet north of the northwest corner of Hank Aaron Drive and Weyman Avenue. Zoned R-LC (Residential-Limited Commercial) District. Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: JLW Development, LLC
Council District 2, NPU-V

- V-05-159** Application of **Monica Woods** for variances from the zoning regulations to 1) reduce the north yard setback from the required 20 feet to 7 feet, and 2) reduce the south side yard setback from the required 20 feet to 7 feet, for the construction of a new single-family house. The property is located at **1065 HANK AARON DRIVE (A.K.A. CAPITOL AVENUE) S.W.**, fronts 36 feet on the west side of Hank Aaron Drive, and begins 435 feet north of the northwest corner of Hank Aaron Drive and Weyman Avenue. Zoned R-LC (Residential-Limited Commercial) District. Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: JLW Development, LLC
Council District 2, NPU-V

- V-05-160** Application of **Monica Woods** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 4 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet for construction of a new single-family house. The property is located at **600 JONES AVENUE N.W.**, fronts 33 feet on the south side of Jones Avenue, and begins 166 feet west of the southwest corner of Jones Avenue and Walnut Street. Zoned R-5C (Two-Family Residential Conditional) District. Land Lot 82 of the 14th District, Fulton County, Georgia.
Owner: Kenbro Properties, LLC
Council District 3, NPU-L

- V-05-161** Application of **Monica Woods** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 4 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet for construction of a new single-family house. The property is located at **598 JONES AVENUE N.W.**, fronts 33 feet on the south side of Jones Avenue, and begins 133 feet west of the southwest corner of Jones Avenue and

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Walnut Street. Zoned R-5C (Two-Family Residential Conditional) District. Land Lot 82 of the 14th District, Fulton County, Georgia.

Owner: Kenbro Properties, LLC

Council District 3, NPU-L

DEFERRED CASES

V-05-63 Application of **Thomas Franklin** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 6 feet and 2) reduce the half-depth front yard setback from the required 10 feet to 0 feet for first and second story additions to a single-family, detached house. Property is located at **200 FLETCHER STREET, S.W.**, fronts 25 feet on the south side of Fletcher Street, and begins at the southwest corner of Fletcher Street and Fortress Avenue. Zoned R-4B (Single-Family Residential) District. Land Lot 74 of the 14th District, Fulton County, Georgia.

Owner: Charles Schrauth

Council District 4, NPU-V

V-05-86 Application of **Paul Kniepkamp, Jr.** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 6 feet, for construction of a new, single-family, detached house. Property is located at **412 PINE CREST ROAD, N.E.**, fronts 100 feet on the north side of Pine Crest Road, and begins 286 feet west of the northwest corner of Pine Crest Road and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17th District, Fulton County, Georgia.

Owner: Paul Kniepkamp, Jr.

Council District 7, NPU-B

V-04-423 Application of **Joel Sadler** for variances from the zoning regulations to 1) increase the lot coverage from the maximum allowed of 50% to 68% and 2) allow parking in the required front yard setback, to allow for construction of a driveway and parking pad for a duplex. Property is located at **1085 STATE STREET, N.W.**, fronts 30 feet on the east side of State Street and 15 feet on the north side of Hunerkopf Street, and the State Street frontage begins 30 feet from the northeast corner of State Street and Hunerkopf Street. Zoned SPI-8/R-5 (Home Park Special Public Interest District/Two-Family Residential District). Land Lot 149 of the 17th District, Fulton County, Georgia.

Owner: Joel Sadler

Council District 2, NPU-E